

***Village of Barrington  
Plan Commission  
Draft Minutes Summary***

Date: May 17, 2005

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Anna Bush, Chairperson  
Ruth Schlossberg, Vice Chairperson  
Richard Ehrle, Commissioner  
Harry Burroughs, Commissioner  
Dan Hogan, Commissioner  
John Patsey, Commissioner

Staff Members: Paul Evans, Assistant Director of Planning

***Call to Order***

Ms. Bush called the meeting to order at 7:10 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Ruth Schlossberg, Vice Chair, present; Harry Burroughs, present; Richard Ehrle, present; John Patsey, present; Dan Hogan, present; Ed McCauley, absent.

There being a quorum, the meeting proceeded.

Ms. Bush swore in John Patsey as a Plan Commission member.

***Chairperson's Remarks***

Ms. Bush announced the order of the agenda. Ms. Bush then asked if the Commissioners not present at the April 26, 2005 meeting had a chance to familiarize themselves with the case and if they feel they could make a recommendation on this case. Commissioners Harry Burroughs, Dan Hogan and John Patsey all indicated that they felt they understood the case.

***Old Business***

**PC 05-01:** Barrington Station (Planned Development) – 120 South Northwest Highway (Continued from April 12, 2005)

**Petitioner:** G K Development, Inc. 303 E. Main Street, Suite 201, Barrington, IL 60010

Ms. Bush announced the order of proceedings. Ms. Bush said she would first let staff respond to the information requested by the Plan Commission at its last meeting. The Village's traffic consultant, Tom Adomshick of J.J. Benes would present his traffic report next. Then the petitioner would be able to summarize their case and then the public would be able to comment on the proceedings before the Commission will deliberate.

Ms. Bush swore in all who would be speaking on the petition.

Ms. Bush asked Paul Evans to highlight his memorandum to the Commission on the information the Plan Commission requested.

Mr. Evans stated the following:

- 1) The Plan Commission has asked that Tom Adomshick of J.J. Benes be at the May 17, 2005 Plan Commission meeting to answer questions regarding the traffic impact of the proposed Barrington Station development. Mr. Evans summarized the J.J. Benes report as the CVS and Barrington Station developments will have only a minimal impact on the operations of Northwest Highway and Main Street. Mr. Evans said Mr. Adomshick is here and will go into greater detail on his traffic report.
- 2) The Plan Commission asked staff to have the proposed drainage plan reviewed by Public Works and ensure the plan is acceptable to the Director of Public Works. Mr. Evans stated there is a letter attached from Public Works stating that both Public Works and the Village's engineering consultant, Baxter and Woodman have reviewed the plan and are of the opinion that the drainage is acceptable and will result in improved conditions for the property directly west and south of the site.
- 3) The Plan Commission asked staff to report on the effect of the redesign of Klingenberg Lane on the area. The Village Board is pursuing enhancements to the north commuter lot facility including the possible construction of a controlled ingress/egress drive south of the Animal Hospital. In conjunction with this controlled intersection, IDOT may restrict traffic movements to and from Klingenberg Lane to "right in" and "right out" only or may require other modifications. Any changes to Klingenberg Lane that may be required by the IDOT will not impact the petitioner's proposed development nor will the approval of this development impede or impact the Village's ability to accommodate any changes required by the State .
- 4) Staff and the Petitioner are to meet with the Curiellis' regarding their drainage and tree preservation concerns. G. K. Development has prepared a couple of exhibits that depict the site drainage before and after development. Village staff met with John Peter Curielli and Peter Curielli at their business on May 11, 2005 to discuss site drainage and tree preservation. The petitioner's tree consultant explained the quality of the trees that are not being saved do not rate high enough to require preservation. All of the trees in question are on the petitioner's property and the petitioner is adhering to the tree preservation plan established by the village and reviewed by the Village Forester.
- 5) The Petitioner is to attempt to set up a meeting with the Curiellis' and Illinois Department of Transportation (IDOT) regarding access to the site and what accommodation could be reached. The Petitioner has contacted IDOT and the Curielli's to discuss the access issue. IDOT officials have advised the petitioner that they would not support direct access from 126 S. Northwest Highway to Northwest Highway. Staff would also not support that concept since the use of the area in question for parking is in direct violation of the conditions sited on the building permit for 126 South Northwest Highway (referred to as the Curielli Property). Mr. Evans said there is a memorandum attached from Jim Wallace, Director of Building and Planning documenting the Village's position.

*Tom Adomshick of J.J. Benes and Associates* summarized his memorandum on the combined effects of the CVS and the proposed GK Development. Mr. Adomshick said he used existing street traffic volumes and projected street and development traffic volumes using the CVS traffic study and their own estimates for the GK Development traffic based on Institute of Traffic Engineer's standards to arrive at a total traffic volume. The combined new traffic generated by the GK Development and the CVS development would result in an increase in traffic through the Northwest Highway and Main Street intersection of 1% during the morning peak hour and 2% during the evening peak hour. The intersection will remain at the current level of service D. Mr. Adomshick said these developments will have little impact since they primarily draw traffic which is already on the road.

Ms. Bush asked about the impact of turning movements into and out of the site.

Mr. Adomshick said the turning movements are typical of turning movements on Northwest Highway. The Illinois Department of Transportation (IDOT) has reviewed the proposed development and recommended a one-way circulation to minimize traffic impacts.

Mr. Ehrle asked about restricting left turns during peak hours such as what happened with CVS.

Mr. Adomshick said the Village could restrict those movements, but during peak hours customers adjust their schedules accordingly or rely on courtesy gaps to get out. Also cars can store in the left turn lane to Main Street which is not available on the CVS side.

Mr. Burroughs asked when do entrances and exits cause a problem?

Mr. Adomshick said there are specific guidelines or warrants when the State would recommend a left turn lane. This development does not meet those warrants.

Mr. Burroughs said if problems develop can the Commission address those issues.

Mr. Evans responded if problems occur, staff will try to determine what has caused the problem and seek solutions. Staff will monitor this development.

Ms. Schlossberg asked how close to Level of Service E from Level of Service D is this intersection?

Mr. Adomshick said the overall intersection is well below Level of Service (LOS) E despite some individual movements during peak hours that go to LOS E or F. No net change to any of these current conditions are projected to result from this development.

*Mr. Bob Best* of Bell, Boyd and Lloyd, legal representative for GK Development, stated that the petitioner is seeking approval of a special use/planned development for the purpose of constructing a retail shopping center with a drive-through at 120-122 S. Northwest Highway. The applicant is proposing to redevelop two vacant properties with a retail shopping center which has approximately 5,844 square feet of floor area with one (1) drive-through lane and twenty-five (25) parking spaces. Additionally, the applicant is seeking approval of associated landscaping, parking and signage.

The location of this project is approximately 134 feet south of Main Street (Lake- Cook Road) and west of Northwest Highway (U.S. Rt. 14). The site was formerly a gas station/service station and a doctor's office. All previous structures have been demolished and the environmental contamination on the gas station site has been remediated.

Mr. Best stated the petitioner is seeking a special use/planned development to complete these improvements. The petitioner met with the Architectural Review Commission for a final review meeting last week. Mr. Best noted the Architectural Review Commission made a favorable recommendation to the Board of Trustees on this project.

The proposal includes exceptions for minimum yard requirements, signage and parking requirements. Mr. Best reviewed the site circulation approved by IDOT, parking and stacking provided, the wider aisles, landscaping and tenant restrictions on opening times and food uses. He said he concurs with staff on the traffic impact of the development. Mr. Best said Cody Austin of Land Technologies will show in 3D the drainage on the site. Mr. Best said as indicated earlier the petitioner has met with the 126 S. Northwest Highway property owner to discuss drainage and tree preservation. Mr. Best said he concurs with staff's opinion on the site drainage. Mr. Best said while they have spoken to IDOT they did not have a letter from them.

Mr. Best introduced *Mr. Steve Corcoran* of Metro Transportation, traffic engineer for the project. Mr. Corcoran said he was the traffic analyst for the CVS development and explained the traffic circulation. Mr. Corcoran said he spoke to Steve Brink of IDOT and Mr. Brink could find no evidence of a prior permit for the 126 S. Northwest Highway.

Mr. Best introduced *Cody Austin* of Land Technology, Inc., to present the site engineering plans for the project in 3D. (Due to technical difficulties the audience gathered around the laptop to view the drainage presentation.

Mr. Burroughs asked where the low point of the drainage system would be for a 100 year flood event.

Mr. Austin responded in the northwest corner. The development will provide two access points for the water to capture all the water on the site. The system is capable of detaining a 100-year storm which will be released into the storm sewer system on the west side of the property

Mr. Burroughs asked if storm water would impact the Good Shepherd building or drain to the storm.

Mr. Austin said the water would flow over the wall and into the catch basin and not toward the building.

Mr. Best said the petitioner did their own research on the issue of access to the Curielli property and concluded that there is no record of an easement, no adverse possession exists or prescriptive easement. Mr. Best said this is private matter between the parties and he asked to go forward with the development pursuant to a revocable license.

Mr. Best said he agrees with all of staff's conditions except the additional parking requirement in #2. He said their conclusion is that the parking provided is adequate and staff used a worst case scenario. Mr. Best asked that the Plan Commission make a favorable recommendation.

Ms. Schlossberg asked to Mr. Best to clarify his comment. She asked what he would change in #2.

Mr. Best stated that 25 parking spaces should be provided instead of 33 parking spaces.

Ms. Bush asked Mr. Best if he was asking to be absolved of all parking requirements in #2.

Mr. Best responded that the petitioner agrees with the drive-through hour restriction, opening restriction and employee parking restriction. He just objects to the additional parking requirement.

Mr. Ehrle asked if they meet the handicap parking requirement.

Mr. Austin said they do meet the requirement and pointed out where the spaces are.

Mr. Ehrle asked how many employees will work here.

Mr. Best said Starbuck's will have 3 employees most of the time.

Ms. Bush opened the floor to public comment.

*Benjamin Hyink*, attorney, representing the Curielli Brothers at 126 S. Northwest Highway immediately south of the proposed development said his clients have invested substantial funds in improving the property and his customers need handicap access. Mr. Hyink said the building is difficult to make handicap accessible except through the front entrance. Mr. Hyink said the former owner assured his client of an access easement to use the parking spaces in the front. Mr. Hyink said this is an issue of fact that needs to be decided by the courts. He asked to defer the case 30 days for the Chancellory Court to act upon this petition unless there would be a presumption of property rights which would be unfair to his client. His client's property rights need fair consideration until proven otherwise.

*Paul Thompson*, 134 Harrison Street, owner of Dunkin Donuts asked where the excess water will go. He wanted to know the elevation change between his property and the proposed development.

Mr. Austin responded that in a 100 year flood event the water will run over the curb to the west not on to the Dunkin Donuts property. Mr. Austin said the corner of the Dunkin Donuts sidewalk is 848.3 and the GK Development grade at the retaining wall is 844.2. Mr. Austin stated the new retaining wall will not be on the Dunkin Donuts property.

Mr. Ehrle asked for staff's comments on the parking issue.

Mr. Evans reviewed the parking calculations and cited the petitioner could reduce their building size, lease property or pay fee-in-lieu to satisfy the parking deficit. The current fee-in-lieu payment would amount to \$80,000 based on a parking deficit of eight (8) parking spaces.

Ms. Bush said any of these options are open to the petitioner.

Mr. Evans said they would need to select an option before a building permit can be issued.

Mr. Burroughs asked where employees can park if they cannot park on site.

Mr. Evans said there is employee parking spaces available at the west end of Klingenberg.

Mr. Burroughs asked if employees can park on site if the fee-in-lieu option is chosen. Mr. Evans said not until new spaces are available.

Ms. Bush stated if 12 employees work at this development that only leaves 13 parking spaces for customers. She considers the site is underparked and overbuilt.

Mr. Hogan asked if the net floor area is the area set aside for seating or based only on the dining area.

Mr. Evans responded yes but the ratio is 20 parking spaces per every 1,000 square feet of net floor area instead of 5 parking spaces.

Mr. Burroughs asked what if there was a drive-through with no internal seating. How would you calculate that?

Mr. Evans said as a fast-food use but we would have to think about how to calculate their parking requirement.

Ms. Bush asked for the sense of the Commission on parking.

The Commission consensus was to defer to staff expertise on the parking issue.

Mr. Ehrle commented that many non-food uses may have an impact on parking.

Mr. Evans responded the general retail number of 5 spaces per 1,000 square feet generally covers most retail uses. Food uses are generally the intensive uses.

*Ms. Schlossberg made a motion to approve PC 05-01 with the following conditions and the correction of one typo. Mr. Evans clarified that the petitioner may choose any of the options identified in #2 to satisfy the parking requirement. Mr. Hogan seconded the motion. Voice Vote noted all ayes. Motion carried 6-0.*

- 1. The building is set back further than the required fifteen (15) foot front yard build-to setback from Northwest Highway and some parking spaces slightly encroach upon the fifteen (15) foot setback. Staff recommends approval of an exception for the building to be set back fifty-four (54) feet from Northwest Highway. Staff also recommends approval of an exception for angled parking to encroach up to the curb stop at the southeast end of the site.**

2. The number of parking spaces provided on site is twenty-five (25) spaces. The zoning ordinance requires twenty-one (21) spaces for the retail shops (4,076 square feet) and twelve (12) parking spaces for the Starbucks drive-through fast food restaurant (based on 544 square feet of net floor area) for a total parking requirement of thirty-three (33) spaces. Staff is supportive of a parking exception based on the following parameters:
  - a. Other than Starbucks, no Barrington Station tenant shall open before 9 a.m.
  - b. The Petitioner shall restrict the drive-through hours to no earlier than 6 a.m. and no later than 10 p.m.
  - c. The Petitioner shall require, as a condition of all tenant leases executed after June 1, 2005, that the tenant's employees and management are prohibited from parking on the site
  - d. The Petitioner shall show permanent leases for the deficient number of parking spaces within one quarter (1/4) of a mile or the developer can purchase that deficient number of parking spaces through the Village's fee-in-lieu program for a one-time fee of \$10,000 per parking space and all tenants will be required to purchase Employee/Employer parking stickers for all of their employees.
  - e. If the fee-in-lieu option is chosen, the petitioner shall agree to the establishment of a Special Service Area (SSA) containing the petitioner's property, which shall provide for the payment over a four year period of an amount equal to the fee-in-lieu amount (\$80,000). The SSA must be established on or before December 15, 2005 for the purpose of creating additional public or employee parking or parking improvements within a reasonable distance from the petitioner's development. It is anticipated that the petitioner will begin making payments in 2006. If said parking improvements are not implemented within a fifteen (15) year period, the Village will refund the revenue.
3. The Petitioner shall restrict trash pick-up and service deliveries to non-peak drive-through hours.
4. Only one (1) food use will be allowed on this site without a parking study approved by the Chief Administrative Officer of the Village.
5. The height allowed for the wall signs is eighteen (18) feet. Staff recommends a two (2) foot exception to place the wall signs up to twenty (20) feet because the petitioner has agreed to a Master Sign plan that restricts the wall signage to less than the amount allowed by the Zoning Ordinance.
6. The monument sign shall have an opaque background with only the individual letters being lit.
7. The monument sign, wall signs, and all site signage shall comply with the master sign plan and the Village's Zoning Ordinance.
8. The Petitioner shall ensure that no signage on the site obstructs a driver's visibility or blocks sight lines.
9. The garbage enclosure shall be presented to the ARC for approval. The garbage hauler must also concur with the proposed structure and pick-up schedule.
10. The petitioner shall provide complete fire suppression for the building. Separate fire and domestic water lines will be required by the Village of Barrington.
11. All planting of trees, shrubs, ground cover, perennials and sod shall be performed at the appropriate season.
12. Final landscaping plans shall be submitted to the Village of Barrington for approval.

13. The Petitioner shall provide additional island landscaping on the north and south end of the site adjacent to the easternmost parking spaces. The landscaping shall be approved by the Village Forester.
14. The Petitioner shall present a final plat of consolidation to the Village Board within thirty (30) days of Village Board approval.
15. A curb will be installed next to the end parking spaces on the south. The parking spaces next to the curb shall be ten (10) feet in width.
16. The sidewalk across the whole development shall be replaced with a sidewalk that is flush with the top of the curb. The proposed sidewalks shall continue through both driveways and handicap portions shall have ramps and truncated domes. The Public Works Department will provide the manufacturer's name and color of the domes prior to construction.
17. The Petitioner shall comply with the engineering comments noted on the Technical Review of January 28, 2005 and the engineering comments transmitted to GK Development on April 8, 2005 to the satisfaction of the Director of Public Works.

Mr. Evans stated that the case will be sent to the May 23<sup>rd</sup> Village Board Meeting but will be continued if the ordinance is not ready by then.

#### ***Approval of Minutes***

*Ms. Schlossberg made a motion to approve the minutes of April 26, 2005 with the correction of a typo. Mr. Ehrle seconded. Voice vote recorded all ayes. Motion carried.*

#### ***Planner's Report***

Mr. Evans noted that May 21, 2005 at 8 a.m. will be a trustee/commission training session and hoped all would attend. Mr. Evans distributed a tentative schedule of the next meeting and reviewed the Planner's Report with the Commission.

Ms. Bush pointed out that staff will need to send out a video of the May 10 meeting to those who missed that meeting.

#### ***Adjournment***

Ms. Bush moved to adjourn the meeting. Ms. Schlossberg seconded the motion. Voice note recorded all ayes. The motion carried.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,  
Paul Evans

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Anna Bush, Chairperson  
Plan Commission